



Columbus Redevelopment Commission

Regular Board Meeting

October 19, 2015

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday October 19, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Frank Jerome.

Attendees:

Commissioners:

<input type="checkbox"/> Kristen Brown, Pres.	<input checked="" type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input checked="" type="checkbox"/> Laurie Booher	<input type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling

Other attendees:

Stan Gamso, counsel.

Discussion Items:

1. Update on Parking Garage Management & Operation – Gary Thompson, REI

Gary was unable to attend but his financials and reports were submitted to the Commissioners prior to the meeting.

2. Projects Update – Doug Pacheco, Project Consultatn

- a. 2nd & Lafayette Property

Doug reported that two (2) advertisements in *The Republic* announcing the bid solicitation on this site. The publication dates are Oct 17, 2015 and October 23, 2015.



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An offering sheet was sent out to sixteen (16) developers.

The bids are due by December 1, 2015 at 4:30 p.m. and will be opened in a public meeting on that same date at 5:00 p.m.

Three (3) local firms were placed on the list, Hickory Investors, Sprague Company and Cornerstone Development.

b) Walesboro Airport

There are ongoing meetings with HWC that include the planning department and engineering. Further, HWC wants to have meeting with various stakeholders that include, Columbus Economic Development, Cummins and Faurecia.

HWC will assist in developing a master plan for the site. That plan should include a financial analysis, marketing plan, target marketing, costs and various development scenarios for the site.

Frank Jerome asked to be involved in the next meeting with HWC. Doug is to get Frank the time and date of the meeting along with HWC's contact information.

Frank Miller offered that there is Airport Board meeting to be held on October 20th and the property and project is not on the agenda.

c) State Street

There are ongoing design meeting the second Tuesday of every month with the City Engineer's office, Planning and United Consulting. On October 13th a preliminary plan was presented along with costs estimates and various options.

The State Street Bridge plan was presented with six (6) different options. Some of the basic options included, 1) no widening of the bridge; 2) extension on the north side only; and 3) widening on both sides of the bridge. Further cost estimates are coming.

As to the pedestrian path, various surfaces, lightening and costs are to be presented along with costs.



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There will also be presented information regarding the green spaces, locations, options, benches, trash receptacles etc.

Frank inquired as to Doug's work on these projects and Doug stated that he will only be working between 6 to 10 hours per month between now and year end.

Action Items:

3. Resolution #21-2015 to Authorize the Clerk/Treasurer to Transfer Property Tax Overpayment from Fund 900 to Garage Pub Partners, LLC.

Counsel presented Resolution #21-2015 for the transfer of property tax refund from account 900 to the Garage Pub Partners, LLC. Counsel explained that the Garage Pub challenged their tax bills for the 2013 and 2014 taxable years and the County Assessor determined an overpayment had been made in the amounts of \$2,394.20 and \$2,292.90, 2014 and 2014, respectively.

The overpayment will be paid to the Redevelopment Commission as it is the owner of the Garage Pub space and it will be necessary to pass this resolution that authorizes the Clerk Treasurer to pay same to the Garage Pub.

Discussion was had. Frank thought as property managers of the spaces in the Commons that the Commission should ask that all tenant spaces should be reviewed by the County Assessor. Dave suggested that such a review might adversely affect a tenant. Frank concluded that he would speak with the Assessor.

Russ moved for the adoption of Resolution #21-2015 and Dave seconded. There being no further discussion the Resolution passed unanimously.

4. Approval of Minutes: August 17, 2015 Regular Meeting
September 17, 2015 Special Meeting with the Airport Board.
September 2, 2015 Special Meeting with City Council



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Review of the August 17, September 17 and Sept 2, 2015 Regular Meeting Minutes was had; no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion the motion passed unanimously.

5. Review and Approval of Claims

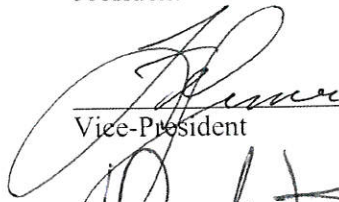
Dave presented four (4) claims dockets to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Dave seconded a motion to pay the claims. There being no further discussion the motion was passed unanimously.

Adjournment

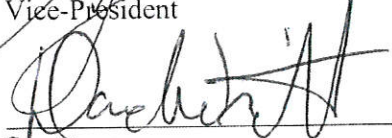
There being no further business, Russ moved and Dave seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:10 p.m.

Approval of 19 day of OCTOBER, 2015 minutes.

President



Vice-President



Secretary



Member



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Member _____

Date: 11-16-2015

RESOLUTION NO: 21-2015

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
AUTHORIZE THE CLERK/TREASURER
TO TRANSFER PROPERTY TAX OVERPAYMENT
TO GARAGE PUB PARTNERS, LLC

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, on June 6, 2011 Garage Pub Partners, LLC did execute a lease with Columbus Downtown, Inc. for the space known as 308 Jackson Street located in the Jackson Street Parking Garage consisting of 4,590 square feet; and

WHEREAS, said lease was assigned to the Redevelopment Commission on June 18, 2012; and

WHEREAS, Section Nine, subparagraph E provides that the Garage Pub Partners, LLC shall be responsible for taxes; and

WHEREAS, the Bartholomew County Assessor has been assessing real property tax on the leased space; and

WHEREAS, Garage Pub Partners, LLC independently challenged the assessment for the 2013 and 2104 taxable years; and

WHEREAS, the Bartholomew County Assessor has issued a notice of adjustment wherein the Assessor has determined that a mathematical had been made in the initial computation and now and re-computation results in a refund to the Garage Pub Partners, LLC in the amount of \$2,394.20 for the 2013 tax year and \$2,292.90 for the 2014 tax year.;

WHEREAS, the Redevelopment Commission is the record owner of 308 Jackson Street, the County authorities will only issue the overpayment/refund check to the Redevelopment Commission; and

WHEREAS, the receipt of said funds by the Redevelopment Commission will be placed in a Redevelopment account and it will be necessary for the Redevelopment Commission to adopt a resolution authorizing the Clerk Treasurer to transfer said monies out of the Redevelopment fund and remit same to Garage Pub Partners, LLC.

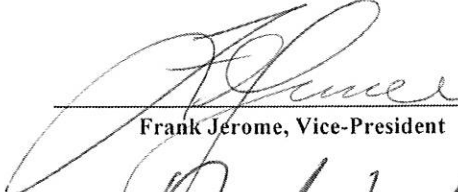
NOW, THEREFORE, BE IT RESOLVED:

1. The City of Columbus Redevelopment Commission having reviewed this resolution and the facts associated therewith do now agree that the refund of property taxes for the property known as 308 Jackson Street, Columbus, IN, presently occupied by Garage Pub Partners, LLC should be remitted to them as soon as practical.

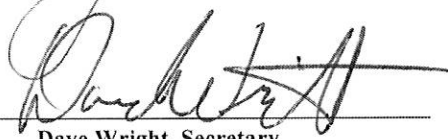
2. The Redevelopment Commission does hereby direct the City of Columbus Clerk/Treasurer to pay the sum of \$4,687.10 from Fund 900 to the Garage Pub Partners, LLC as soon as reasonably practical..

Adopted this 19th day of October, 2015.

Kristen Brown, President



Frank Jerome, Vice-President



Dave Wright, Secretary